



Building Permit

Commercial Structural

CITY OF HAPPY VALLEY

16000 SE Misty Drive
Happy Valley, OR 97086
503-783-3800
Fax: 503-658-5214

www.happyvalleyor.gov

385-16-001316-STR

permits@happyvalleyor.gov

Permit Issued: June 07, 2017

36 units

Job Name: MISTYRIDGE APARTMENTS

TYPE OF WORK

Type of Work: New

Category of Construction: Multi-family

Submitted Value: \$5,340,600.00

Description of Work: 4 STORY WOOD FRAME OVER CONCRETE GARAGE BUILDING -
MISTY RIDGE APARTMENTS

JOB SITE INFORMATION

Property Address:

12822 SE 157th Ave Bldg A,
Happy Vallley, OR 97086-

Parcel:

22E01A00700

Owner:

GRAMOR DEVELOPMENT INC

Address:

/ SUNNYSIDE 172ND LLC
19767 SW 72ND AVE, SUITE
100
TUALATIN OR 97068

LICENSED PROFESSIONAL INFORMATION

Business Name

License

License Nbr

Phone

ROBERTSON & OLSON CONSTRUCTION
INC

CCB

108300

360-699-4724

INSPECTIONS - Additional inspections may be required through the life of the project.

The list of inspections below represents the minimum inspections recommended for this project at the time of permit printing.

1110 Footing	1120 Foundation	1130 Foundation Wall/Rebar
1150 Slab/Flatwork	1160 UFER Ground	1195 Structural Concrete
1240 Reinforcing Steel	1260 Framing	1430 Insulation Wall
1440 Insulation Ceiling	1520 Interior Shearwall	1530 Exterior Shearwall
1550 Firewall	1999 Final Building	

Schedule Inspections online at www.buildingpermits.oregon.gov or by calling: 1-888-299-2821

When calling for an inspection, use **IVR Number: 385001784391**

OR search "ePermitting" at the Apple App Store to download the **Oregon ePermitting Inspection App** for iOS.

OR search "ePermitting" at the Android App Store to download the **Oregon ePermitting Inspection App** for Android.

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agencies policy.

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All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010.



Building Permit

Commercial Structural

CITY OF HAPPY VALLEY

16000 SE Misty Drive
Happy Valley, OR 97086
503-783-3800
Fax: 503-658-5214

www.happyvalleyor.gov

385-16-001317-STR

permits@happyvalleyor.gov

Permit Issued: June 07, 2017

Job Name: MISTY RIDGE APARTMENTS

TYPE OF WORK

Type of Work: New

Category of Construction: Multi-family

Submitted Value: \$5,491,822.00

Description of Work: 4 STORY WOOD FRAME OVER CONCRETE GARAGE BUILDING -
MISTY RIDGE APARTMENTS

JOB SITE INFORMATION

Property Address:

15826 SE Misty Dr Bldg B,
Happy Vallley, OR 97086-

Parcel:

22E01A00700

Owner:

GRAMOR DEVELOPMENT INC

Address:

/ SUNNYSIDE 172ND LLC
19767 SW 72ND AVE, SUITE
100
TUALATIN OR 97068

LICENSED PROFESSIONAL INFORMATION

Business Name

License

License Nbr

Phone

ROBERTSON & OLSON CONSTRUCTION
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CCB

108300

360-699-4724

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1150 Slab/Flatwork	1160 UFER Ground	1195 Structural Concrete
1240 Reinforcing Steel	1260 Framing	1430 Insulation Wall
1440 Insulation Ceiling	1520 Interior Shearwall	1530 Exterior Shearwall
1550 Firewall	1999 Final Building	

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When calling for an inspection, use **IVR Number: 385019118416**

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Building Permit

Residential 1 & 2 Fam Dwelling
(New Only) Limited
385-16-001266-DWL

CITY OF HAPPY VALLEY

16000 SE Misty Drive
Happy Valley, OR 97086
503-783-3800
Fax: 503-658-5214

www.happyvalleyor.gov

permits@happyvalleyor.gov

Permit Issued: June 06, 2017

Job Name: LOT OF RECORD, NSFR, 4774

TYPE OF WORK

Type of Work: New
Submitted Value: \$489,859.00
Category of Construction: Single Family Dwelling
Description of Work: LOT OF RECORD, NSFR, 4774

JOB SITE INFORMATION

Property Address: 11515 SE Idleman Rd, Happy Valley, OR 97086-
Parcel: 12E27DC00400 - Primary
Owner: STRUCTURE REDEVELOPMENT, LLC
Address: PO BOX 3026 CLACKAMAS OR 97015

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Nbr	Phone
ALPHA ELECTRIC CORP	CCB	195474	360-907-7882
STRUCTURE REDEVELOPMENT, LLC	CCB	204787	503-803-6577
WASHOUGAL HEATING AND AC LLC	CCB	206681	360-907-0469
AIR 1 PLUMBING INC	CCB	210750	360-977-5457

INSPECTIONS - Additional inspections may be required through the life of the project.

The list of inspections below represents the minimum inspections recommended for this project at the time of permit printing.

1060 Driveway Approach	1065 Sidewalk	1120 Foundation
1150 Slab/Flatwork	1170 Post & Beam	1260 Framing
1460 Insulation	1520 Interior Shearwall	1530 Exterior Shearwall
1550 Firewall	1999 Final Building	2200 Underfloor Mechanical
2255 Gas Pressure Test	2300 Rough Mechanical	2999 Final Mechanical
3120 Underground Plumbing	3150 Underslab Plumbing	3170 Underfloor Plumbing
3201 Sewer Connection	3300 Water Service	3502 Top Out Rough Plumbing
3650 Shower Pan	3999 Final Plumbing	6010 Preliminary Erosion Control
6030 Erosion Control	6050 Final Erosion Control	

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When calling for an inspection, use **IVR Number: 385054433151**

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Building Permit

Residential 1 & 2 Fam Dwelling
(New Only) Limited
385-17-000359-DWL

CITY OF HAPPY VALLEY

16000 SE Misty Drive
Happy Valley, OR 97086
503-783-3800
Fax: 503-658-5214

www.happyvalleyor.gov

permits@happyvalleyor.gov

Permit Issued: June 08, 2017

Job Name: BLACK HORSE ESTATES, LOT 9, NSFR 3195

TYPE OF WORK

Type of Work: New

Category of Construction: Single Family Dwelling

Submitted Value: \$319,263.00

Description of Work: BLACK HORSE ESTATES, LOT 9, NSFR 3195

JOB SITE INFORMATION

Property Address:

12611 SE Yoakum Ln 9, Happy
Valley, OR 97086-6304

Parcel:

Owner: TA LIESY CONSTRUCTION

Address: LLC
12042 SE SUNNYSIDE RD,
#475
CLACKAMAS OR 97015

LICENSED PROFESSIONAL INFORMATION

<u>Business Name</u>	<u>License</u>	<u>License Nbr</u>	<u>Phone</u>
DEVELOPMENT NORTHWEST INC	CCB	112220	503-667-1781
TALIESIN HOMES NW LLC	CCB	172302	503-756-8395
SUNLIGHT ELECTRIC INC	CCB	172549	360-772-3877
TIER 1 EXCAVATING LLC	CCB	199449	971-285-2110
TIER 1 EXCAVATING LLC	(PB) Plumbing Contractor	PB1537	971-285-2110

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Building Permit

Residential 1 & 2 Fam Dwelling
(New Only) Limited
385-17-000336-DWL

CITY OF HAPPY VALLEY

16000 SE Misty Drive
Happy Valley, OR 97086
503-783-3800
Fax: 503-658-5214

www.happyvalleyor.gov

permits@happyvalleyor.gov

Permit Issued: June 21, 2017

Job Name: BLACK HORSE ESTATES, LOT 10, NSFR 4367

TYPE OF WORK

Type of Work: New

Category of Construction: Single Family Dwelling

Submitted Value: \$450,359.00

Description of Work: BLACK HORSE ESTATES, LOT 10, NSFR 4367

JOB SITE INFORMATION

Property Address:

12643 SE Yoakum Ln 10,
Happy Valley, OR 97086-6304

Parcel:

Owner: TA LIESY CONSTRUCTION

Address: LLC
12042 SE SUNNYSIDE RD,
#475
CLACKAMAS OR 97015

LICENSED PROFESSIONAL INFORMATION

<u>Business Name</u>	<u>License</u>	<u>License Nbr</u>	<u>Phone</u>
DEVELOPMENT NORTHWEST INC	CCB	112220	503-667-1781
TALIESIN HOMES NW LLC	CCB	172302	503-756-8395
SUNLIGHT ELECTRIC INC	CCB	172549	360-772-3877
TIER 1 EXCAVATING LLC	CCB	199449	971-285-2110
MP HEATING AND AIR CONDITIONING LLC	CCB	203432	503-535-9217
TIER 1 EXCAVATING LLC	(PB) Plumbing Contractor	PB1537	971-285-2110

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Building Permit

Residential 1 & 2 Fam Dwelling
(New Only) Limited
385-17-000236-DWL

CITY OF HAPPY VALLEY

16000 SE Misty Drive
Happy Valley, OR 97086
503-783-3800
Fax: 503-658-5214

www.happyvalleyor.gov

permits@happyvalleyor.gov

Permit Issued: June 08, 2017

Job Name: BLACK HORSE ESTATES, LOT 11, NSFR 4158

TYPE OF WORK

Type of Work: New

Category of Construction: Single Family Dwelling

Submitted Value: \$413,439.00

Description of Work: BLACK HORSE ESTATES, LOT 11, NSFR 4158

JOB SITE INFORMATION

Property Address:

12699 SE Yoakum Ln 11,
Happy Valley, OR 97086-6304

Parcel:

Owner: TA LIESY CONSTRUCTION

LLC
Address: 12042 SE SUNNYSIDE RD,
#475
CLACKAMAS OR 97015

LICENSED PROFESSIONAL INFORMATION

<u>Business Name</u>	<u>License</u>	<u>License Nbr</u>	<u>Phone</u>
DEVELOPMENT NORTHWEST INC	CCB	112220	503-667-1781
TALIESIN HOMES NW LLC	CCB	172302	503-761-6259
SUNLIGHT ELECTRIC INC	CCB	172549	360-772-3877
TIER 1 EXCAVATING LLC	CCB	199449	971-285-2110
TIER 1 EXCAVATING LLC	(PB) Plumbing Contractor	PB1537	971-285-2110

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Building Permit

Residential 1 & 2 Fam Dwelling
(New Only) Limited
385-17-000453-DWL

CITY OF HAPPY VALLEY

16000 SE Misty Drive
Happy Valley, OR 97086
503-783-3800
Fax: 503-658-5214

www.happyvalleyor.gov

permits@happyvalleyor.gov

Permit Issued: June 22, 2017

Job Name: CHRISTILLA VALLEY, LOT 7, 3873

TYPE OF WORK

Type of Work: New

Category of Construction: Single Family Dwelling

Submitted Value: \$402,039.00

Description of Work: CHRISTILLA VALLEY, LOT 7, 3873

JOB SITE INFORMATION

Property Address:

14985 SE Northern Heights Dr
7, Happy Valley, OR 97086-

Parcel:

Owner:

STONE BRIDGE HOMES NW,

Address:

LLC
4230 GALEWOOD ST., STE
100
LAKE OSWEGO OR 97035

LICENSED PROFESSIONAL INFORMATION

<u>Business Name</u>	<u>License</u>	<u>License Nbr</u>	<u>Phone</u>
WILLIAM NORMAN JARDINE & CAROLYN L MCINTOSH	CCB	108747	503-630-5436
COMFORT ZONE HEATING & AIR CONDITIONING INC	CCB	110091	503-667-5595
STONE BRIDGE HOMES NW LLC	CCB	173318	971-717-1242
WILLIAM NORMAN JARDINE & CAROLYN L MCINTOSH	(PB) Plumbing Contractor	3-320PB	503-630-5436
ELECTRICAL INNOVATIONS INC	CCB	66412	503-358-6989

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Building Permit

Residential 1 & 2 Fam Dwelling
(New Only) Limited
385-17-000456-DWL

CITY OF HAPPY VALLEY

16000 SE Misty Drive
Happy Valley, OR 97086
503-783-3800
Fax: 503-658-5214

www.happyvalleyor.gov

permits@happyvalleyor.gov

Permit Issued: June 22, 2017

Job Name: CHRISTILLA VALLEY, LOT 19, NSFR 3282

TYPE OF WORK

Type of Work: New

Category of Construction: Single Family Dwelling

Submitted Value: \$327,449.00

Description of Work: CHRISTILLA VALLEY, LOT 19, NSFR 3282

JOB SITE INFORMATION

Property Address:

8708 SE Christilla Ln 19, Happy
Valley, OR 97086-

Parcel:

Owner: STONE BRIDGE HOMES NW,
LLC
Address: 4230 GALEWOOD ST., STE
100
LAKE OSWEGO OR 97035

LICENSED PROFESSIONAL INFORMATION

<u>Business Name</u>	<u>License</u>	<u>License Nbr</u>	<u>Phone</u>
WILLIAM NORMAN JARDINE & CAROLYN L MCINTOSH	CCB	108747	503-630-5436
COMFORT ZONE HEATING & AIR CONDITIONING INC	CCB	110091	503-667-5595
STONE BRIDGE HOMES NW LLC	CCB	173318	503-803-0805
ELECTRICAL INNOVATIONS INC	CCB	66412	503-358-6989

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Building Permit

Residential 1 & 2 Fam Dwelling
(New Only) Limited
385-17-000350-DWL

CITY OF HAPPY VALLEY

16000 SE Misty Drive
Happy Valley, OR 97086
503-783-3800
Fax: 503-658-5214

www.happyvalleyor.gov

permits@happyvalleyor.gov

Permit Issued: June 27, 2017

Job Name: Pine View Meadows, Lot 21, NSFR 3159

TYPE OF WORK

Type of Work: New

Category of Construction: Single Family Dwelling

Submitted Value: \$337,511.00

Description of Work: Pine View Meadows, Lot 21, NSFR 3159

JOB SITE INFORMATION

Property Address:

16959 SE Rhododendron St 21,
Happy Valley, OR 97086-8602

Parcel:

Owner: DR HORTON INC

Address: 4386 SW MACADAM AVE,
STE 100
PORTLAND OR 97239

LICENSED PROFESSIONAL INFORMATION

<u>Business Name</u>	<u>License</u>	<u>License Nbr</u>	<u>Phone</u>
DR HORTON INC PORTLAND	CCB	130859	503-318-3409
GRAVITY PLUMBING INC	CCB	194505	503-490-0763
PHILLIS CONSTRUCTION CO	CCB	59382	503-786-9522
PRAIRIE ELECTRIC INC	CCB	60178	360-573-2750
GRAVITY PLUMBING INC	(PB) Plumbing Contractor	PB1065	503-490-0763

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Building Permit
Residential 1 & 2 Fam Dwelling
(New Only) Limited
385-17-000351-DWL

CITY OF HAPPY VALLEY

16000 SE Misty Drive
Happy Valley, OR 97086
503-783-3800
Fax: 503-658-5214

www.happyvalleyor.gov

permits@happyvalleyor.gov

Permit Issued: June 02, 2017

Job Name: Pine View Meadows, Lot 22, NSFR 2846

TYPE OF WORK

Type of Work: New
Submitted Value: \$296,444.00
Category of Construction: Single Family Dwelling
Description of Work: Pine View Meadows, Lot 22, NSFR 2846

JOB SITE INFORMATION

Property Address: 16947 SE Rhododendron St 22,
Happy Valley, OR 97086-8602
Parcel:
Owner: DR HORTON INC
Address: 4386 SW MACADAM AVE,
STE 100
PORTLAND OR 97239

LICENSED PROFESSIONAL INFORMATION

<u>Business Name</u>	<u>License</u>	<u>License Nbr</u>	<u>Phone</u>
DR HORTON INC PORTLAND	CCB	130859	503-318-3409
GRAVITY PLUMBING INC	CCB	194505	503-490-0763
PHILLIS CONSTRUCTION CO	CCB	59382	503-786-9522
PRAIRIE ELECTRIC INC	CCB	60178	360-573-2750
GRAVITY PLUMBING INC	(PB) Plumbing Contractor	PB1065	503-490-0763

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385-17-000353-DWL

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503-783-3800
Fax: 503-658-5214

www.happyvalleyor.gov

permits@happyvalleyor.gov

Permit Issued: June 27, 2017

Job Name: Pine View Meadows, Lot 25, NSFR 3159

TYPE OF WORK

Type of Work: New

Category of Construction: Single Family Dwelling

Submitted Value: \$337,511.00

Description of Work: Pine View Meadows, Lot 25, NSFR 3159

JOB SITE INFORMATION

Property Address:

16974 SE Rhododendron St 25,
Happy Valley, OR 97086-8602

Parcel:

Owner: DR HORTON INC

Address: 4386 SW MACADAM AVE,
STE 100
PORTLAND OR 97239

LICENSED PROFESSIONAL INFORMATION

<u>Business Name</u>	<u>License</u>	<u>License Nbr</u>	<u>Phone</u>
DR HORTON INC PORTLAND	CCB	130859	503-222-4151
GRAVITY PLUMBING INC	CCB	194505	503-490-0763
PHILLIS CONSTRUCTION CO	CCB	59382	503-786-9522
PRAIRIE ELECTRIC INC	CCB	60178	360-573-2750
GRAVITY PLUMBING INC	(PB) Plumbing Contractor	PB1065	503-490-0763

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Building Permit

Residential 1 & 2 Fam Dwelling
(New Only) Limited
385-17-000303-DWL

CITY OF HAPPY VALLEY

16000 SE Misty Drive
Happy Valley, OR 97086
503-783-3800
Fax: 503-658-5214

www.happyvalleyor.gov

permits@happyvalleyor.gov

Permit Issued: June 02, 2017

Job Name: Pine View Meadows, Lot 28, NSFR 3159

TYPE OF WORK

Type of Work: New

Category of Construction: Single Family Dwelling

Submitted Value: \$337,511.00

Description of Work: Pine View Meadows, Lot 28, NSFR 3159

JOB SITE INFORMATION

Property Address:

17004 SE Rhododendron St 28,
Happy Valley, OR 97086-8601

Parcel:

Owner: DR HORTON INC

Address: 4386 SW MACADAM AVE,
STE 100
PORTLAND OR 97239

LICENSED PROFESSIONAL INFORMATION

<u>Business Name</u>	<u>License</u>	<u>License Nbr</u>	<u>Phone</u>
DR HORTON INC PORTLAND	CCB	130859	503-222-4151
GRAVITY PLUMBING INC	CCB	194505	503-490-0763
APEX AIR LLC	CCB	203034	360-342-8109
PRAIRIE ELECTRIC INC	CCB	60178	360-573-2750
PACIFIC LUMBER COMPANY	CCB	73896	503-858-9663
GRAVITY PLUMBING INC	(PB) Plumbing Contractor	PB1065	503-490-0763

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Building Permit

Residential 1 & 2 Fam Dwelling
(New Only) Limited
385-17-000375-DWL

CITY OF HAPPY VALLEY

16000 SE Misty Drive
Happy Valley, OR 97086
503-783-3800
Fax: 503-658-5214

www.happyvalleyor.gov

permits@happyvalleyor.gov

Permit Issued: June 20, 2017

Job Name: PIONEER HIGHLANDS, LOT 1, NSFR 3464

TYPE OF WORK

Type of Work: New

Category of Construction: Single Family Dwelling

Submitted Value: \$362,334.00

Description of Work: PIONEER HIGHLANDS, LOT 1, NSFR 3464

JOB SITE INFORMATION

Property Address:

9809 SE Nicholas Dr 1, Happy
Valley, OR 97086

Parcel:

Owner: EVERETT CUSTOM HOMES

Address: 3330 NW YEON AVE
SUITE 100
PORTLAND OR 97210

LICENSED PROFESSIONAL INFORMATION

<u>Business Name</u>	<u>License</u>	<u>License Nbr</u>	<u>Phone</u>
DEVELOPMENT NORTHWEST INC	CCB	112220	503-667-1781
S & W UNDERGROUND INC	CCB	127159	503-663-9756
LANTIL LLC	CCB	162368	503-908-8058
EVERETT CUSTOM HOMES INC	CCB	189447	503-277-0490
S&W UNDERGROUND INC	(PB) Plumbing Contractor	26-788PB	503-663-9756
PHILLIS CONSTRUCTION CO	CCB	59382	503-786-9522

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agencies policy.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the center. (Note: the telephone number for the Oregon Utility Notification Center is (503) 232-1987).

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010.



Building Permit

Residential 1 & 2 Fam Dwelling
(New Only) Limited
385-17-000377-DWL

CITY OF HAPPY VALLEY

16000 SE Misty Drive
Happy Valley, OR 97086
503-783-3800
Fax: 503-658-5214

www.happyvalleyor.gov

permits@happyvalleyor.gov

Permit Issued: June 20, 2017

Job Name: PIONEER HIGHLANDS, LOT 2, NSFR 3106

TYPE OF WORK

Type of Work: New

Category of Construction: Single Family Dwelling

Submitted Value: \$322,057.00

Description of Work: PIONEER HIGHLANDS, LOT 2, NSFR 3106

JOB SITE INFORMATION

Property Address:

9815 SE Nicholas Dr 2, Happy
Valley, OR 97086

Parcel:

Owner: EVERETT CUSTOM HOMES

Address: 3330 NW YEON AVE
SUITE 100
PORTLAND OR 97210

LICENSED PROFESSIONAL INFORMATION

<u>Business Name</u>	<u>License</u>	<u>License Nbr</u>	<u>Phone</u>
DEVELOPMENT NORTHWEST INC	CCB	112220	503-667-1781
S & W UNDERGROUND INC	CCB	127159	503-663-9756
LANTIL LLC	CCB	162368	503-908-8058
EVERETT CUSTOM HOMES INC	CCB	189447	503-277-0490
S&W UNDERGROUND INC	(PB) Plumbing Contractor	26-788PB	503-663-9756
PHILLIS CONSTRUCTION CO	CCB	59382	503-786-9522

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All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010.



Building Permit

Residential 1 & 2 Fam Dwelling
(New Only) Limited
385-17-000378-DWL

CITY OF HAPPY VALLEY

16000 SE Misty Drive
Happy Valley, OR 97086
503-783-3800
Fax: 503-658-5214

www.happyvalleyor.gov

permits@happyvalleyor.gov

Permit Issued: June 20, 2017

Job Name: PIONEER HIGHLANDS, LOT 3, NSFR 4003

TYPE OF WORK

Type of Work: New

Category of Construction: Single Family Dwelling

Submitted Value: \$418,542.00

Description of Work: PIONEER HIGHLANDS, LOT 3, NSFR 4003

JOB SITE INFORMATION

Property Address:

9829 SE Nicholas Dr 3, Happy
Valley, OR 97086

Parcel:

Owner: EVERETT CUSTOM HOMES

Address: 3330 NW YEON AVE
SUITE 100
PORTLAND OR 97210

LICENSED PROFESSIONAL INFORMATION

<u>Business Name</u>	<u>License</u>	<u>License Nbr</u>	<u>Phone</u>
DEVELOPMENT NORTHWEST INC	CCB	112220	503-667-1781
S & W UNDERGROUND INC	CCB	127159	503-663-9756
LANTIL LLC	CCB	162368	503-908-8058
EVERETT CUSTOM HOMES INC	CCB	189447	503-277-0490
S&W UNDERGROUND INC	(PB) Plumbing Contractor	26-788PB	503-663-9756
PHILLIS CONSTRUCTION CO	CCB	59382	503-786-9522

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agencies policy.

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All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010.



Building Permit

Residential 1 & 2 Fam Dwelling
(New Only) Limited
385-17-000379-DWL

CITY OF HAPPY VALLEY

16000 SE Misty Drive
Happy Valley, OR 97086
503-783-3800
Fax: 503-658-5214

www.happyvalleyor.gov

permits@happyvalleyor.gov

Permit Issued: June 20, 2017

Job Name: PIONEER HIGHLANDS, LOT 25, NSFR 3840

TYPE OF WORK

Type of Work: New

Category of Construction: Single Family Dwelling

Submitted Value: \$391,871.00

Description of Work: PIONEER HIGHLANDS, LOT 25, NSFR 3840

JOB SITE INFORMATION

Property Address:

15312 SE Clark St 25, Happy
Valley, OR 97086-

Parcel:

Owner: EVERETT CUSTOM HOMES

Address: 3330 NW YEON AVE
SUITE 100
PORTLAND OR 97210

LICENSED PROFESSIONAL INFORMATION

<u>Business Name</u>	<u>License</u>	<u>License Nbr</u>	<u>Phone</u>
DEVELOPMENT NORTHWEST INC	CCB	112220	503-667-1781
S & W UNDERGROUND INC	CCB	127159	503-663-9756
LANTIL LLC	CCB	162368	503-908-8058
EVERETT CUSTOM HOMES INC	CCB	189447	503-726-7060
S&W UNDERGROUND INC	(PB) Plumbing Contractor	26-788PB	503-663-9756
PHILLIS CONSTRUCTION CO	CCB	59382	503-786-9522

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agencies policy.

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Building Permit

Residential 1 & 2 Fam Dwelling
(New Only) Limited
385-17-000323-DWL

CITY OF HAPPY VALLEY

16000 SE Misty Drive
Happy Valley, OR 97086
503-783-3800
Fax: 503-658-5214

www.happyvalleyor.gov

permits@happyvalleyor.gov

Permit Issued: June 26, 2017

Job Name: SPENCER VIEW ESTATES, LOT 13, NSFR 4715

TYPE OF WORK

Type of Work: New

Category of Construction: Single Family Dwelling

Submitted Value: \$400,523.00

Description of Work: SPENCER VIEW ESTATES, LOT 13, NSFR 4715

JOB SITE INFORMATION

Property Address:

14082 SE Mountain Ridge Ct
13, Happy Valley, OR
97086-6619

Parcel:

Owner: STONECREEK DEVELOPMENT

Address: LLC
PO BOX 212
LAKE OSWEGO OR 97034

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Nbr	Phone
DEVELOPMENT NORTHWEST INC	CCB	112220	503-667-1781
STONECREEK DEVELOPMENT LLC	CCB	152329	503-504-5616
JOHN E HILL CONSTRUCTION LLC	CCB	204576	503-449-8600
SCHROEDER & SONS ELECTRIC INC	CCB	49027	503-658-3369

INSPECTIONS - Additional inspections may be required through the life of the project.

The list of inspections below represents the minimum inspections recommended for this project at the time of permit printing.

1060 Driveway Approach	1065 Sidewalk	1120 Foundation
1150 Slab/Flatwork	1170 Post & Beam	1260 Framing
1460 Insulation	1520 Interior Shearwall	1530 Exterior Shearwall
1995 Final Inspection - Engineering	1999 Final Building	2200 Underfloor Mechanical
2255 Gas Pressure Test	2300 Rough Mechanical	2999 Final Mechanical
3120 Underground Plumbing	3150 Underslab Plumbing	3170 Underfloor Plumbing
3201 Sewer Connection	3300 Water Service	3502 Top Out Rough Plumbing
3650 Shower Pan	3999 Final Plumbing	6010 Preliminary Erosion Control
6030 Erosion Control	6050 Final Erosion Control	

Schedule Inspections online at www.buildingpermits.oregon.gov or by calling: 1-888-299-2821

When calling for an inspection, use **IVR Number: 385064207974**

OR search "ePermitting" at the Apple App Store to download the **Oregon ePermitting Inspection App** for iOS.

OR search "ePermitting" at the Android App Store to download the **Oregon ePermitting Inspection App** for Android.

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Building Permit

Residential Structural

CITY OF HAPPY VALLEY

16000 SE Misty Drive
Happy Valley, OR 97086
503-783-3800
Fax: 503-658-5214

385-17-000403-STR

www.happyvalleyor.gov

permits@happyvalleyor.gov

Permit Issued: June 06, 2017

Job Name: CALLAN CRAWL SPACE

TYPE OF WORK

Type of Work: Alteration

Category of Construction: Single Family Dwelling

Submitted Value: \$74,002.50

Description of Work: FINISH OFF PARTIAL CRAWL SPACE

JOB SITE INFORMATION

Property Address:
11350 SE 121st Ct, Happy
Valley, OR 97086

Parcel:

Owner: DERRICK CALLAN

Address: 11350 SE 121ST CT
HAPPY VALLEY OR 97086

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Nbr	Phone
SEE PROPERTY OWNER INFORMATION	Owner (Property)	OWNER	

INSPECTIONS - Additional inspections may be required through the life of the project.

The list of inspections below represents the minimum inspections recommended for this project at the time of permit printing.

1220 Underfloor framing	1260 Framing	1460 Insulation
1999 Final Building		

Schedule Inspections online at www.buildingpermits.oregon.gov or by calling: 1-888-299-2821

When calling for an inspection, use **IVR Number: 385020117279**

OR search "ePermitting" at the Apple App Store to download the **Oregon ePermitting Inspection App** for iOS.

OR search "ePermitting" at the Android App Store to download the **Oregon ePermitting Inspection App** for Android.

PERMIT FEES - Permit fees may change after staff review

Fee Description	Quantity	Amount
Clackamas County - Electrical Fees	318 Amount	\$318.00
Structural plan review fee		\$431.02
Structural building permit fee		\$663.10
State of Oregon Surcharge - Elec (12% of applicable fees)		\$38.16
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$79.57
Total Fees:		\$1,529.85

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agencies policy.

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Building Permit

Residential Structural

CITY OF HAPPY VALLEY

16000 SE Misty Drive
Happy Valley, OR 97086
503-783-3800
Fax: 503-658-5214

385-17-000427-STR

www.happyvalleyor.gov

permits@happyvalleyor.gov

Permit Issued: June 01, 2017

Job Name: ANDRUSKO PROJECT

TYPE OF WORK

Type of Work: Patio Cover

Category of Construction: Single Family Dwelling

Submitted Value: \$9,018.00

Description of Work: NEW PATIO COVER

JOB SITE INFORMATION

Property Address:

14493 SE Purple Finch Loop,
Happy Valley, OR 97086

Parcel:

Owner: PETER ANDRUSKO

Address: 14493 PURPLE FINCH LOOP
HAPPY VALLEY OR 97086

LICENSED PROFESSIONAL INFORMATION

Business Name

License

License Nbr

Phone

ROBERT D GREEN CONSTRUCTION

CCB

7999

503-760-6642

INSPECTIONS - Additional inspections may be required through the life of the project.

The list of inspections below represents the minimum inspections recommended for this project at the time of permit printing.

1140 Post Holes

1260 Framing

1999 Final Building

Schedule Inspections online at www.buildingpermits.oregon.gov or by calling: 1-888-299-2821

When calling for an inspection, use **IVR Number: 385003211890**

OR search "ePermitting" at the Apple App Store to download the **Oregon ePermitting Inspection App** for iOS.

OR search "ePermitting" at the Android App Store to download the **Oregon ePermitting Inspection App** for Android.

PERMIT FEES - Permit fees may change after staff review

<u>Fee Description</u>	<u>Quantity</u>	<u>Amount</u>
Structural plan review fee		\$98.54
Structural building permit fee		\$151.60
Planning review fee - single-family detached and attached, duplex and trip		\$105.00
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$18.19
Total Fees:		\$373.33

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agencies policy.

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Building Permit

Residential Structural

CITY OF HAPPY VALLEY

16000 SE Misty Drive
Happy Valley, OR 97086
503-783-3800
Fax: 503-658-5214

www.happyvalleyor.gov

385-17-000447-STR

permits@happyvalleyor.gov

Permit Issued: June 13, 2017

Job Name: ROTH PROJECT

TYPE OF WORK

Type of Work: Alteration
Submitted Value:

Category of Construction: Single Family Dwelling
Description of Work: INTERIOR REMODEL

JOB SITE INFORMATION

Property Address:
11695 SE 147th Ave, Happy
Valley, OR 97086

Parcel:

Owner: KATERINA ROTH
Address: 11695 SE 147TH AVE
HAPPY VALLEY OR 97086

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Nbr	Phone
MAUGHAN DESIGN INC	CCB	124374	541-646-6000

INSPECTIONS - Additional inspections may be required through the life of the project.

The list of inspections below represents the minimum inspections recommended for this project at the time of permit printing.

1999 Final Building

Schedule Inspections online at www.buildingpermits.oregon.gov or by calling: 1-888-299-2821

When calling for an inspection, use **IVR Number: 385063651672**

OR search "ePermitting" at the Apple App Store to download the **Oregon ePermitting Inspection App** for iOS.

OR search "ePermitting" at the Android App Store to download the **Oregon ePermitting Inspection App** for Android.

PERMIT FEES - Permit fees may change after staff review

Fee Description	Quantity	Amount
Structural building permit fee		\$85.00
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$10.20
Total Fees:		\$95.20

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agencies policy.

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Building Permit

Residential Structural

CITY OF HAPPY VALLEY

16000 SE Misty Drive
Happy Valley, OR 97086
503-783-3800
Fax: 503-658-5214

385-17-000472-STR

www.happyvalleyor.gov

permits@happyvalleyor.gov

Permit Issued: June 14, 2017

Permit Issued: June 14, 2017

Job Name: NEW DECK

TYPE OF WORK

Type of Work: Replacement

Submitted Value: \$8,794.00

Category of Construction: Single Family Dwelling

Description of Work: NEW DECK

JOB SITE INFORMATION

Property Address:

15073 SE Glenbrook Rd 26,
Happy Valley, OR 97015-7499

Parcel:

Owner: ADAM WATSON

Address: 15073 SE GLENBROOK RD
HAPPY VALLEY OR 97086

LICENSED PROFESSIONAL INFORMATION

<u>Business Name</u>	<u>License</u>	<u>License Nbr</u>	<u>Phone</u>
PERFORMANCE PLUS CONTRACTING LLC	CCB	189909	503-830-9858

INSPECTIONS - Additional inspections may be required through the life of the project.

The list of inspections below represents the minimum inspections recommended for this project at the time of permit printing.

1999 Final Building

Schedule Inspections online at www.buildingpermits.oregon.gov or by calling: 1-888-299-2821

When calling for an inspection, use **IVR Number: 385083197953**

OR search "ePermitting" at the Apple App Store to download the **Oregon ePermitting Inspection App** for iOS.

OR search "ePermitting" at the Android App Store to download the **Oregon ePermitting Inspection App** for Android.

PERMIT FEES - Permit fees may change after staff review

<u>Fee Description</u>	<u>Quantity</u>	<u>Amount</u>
Structural plan review fee		\$91.33
Structural building permit fee		\$140.50
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$16.86
Total Fees:		\$248.69

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agencies policy.

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Building Permit

Residential Structural

CITY OF HAPPY VALLEY

16000 SE Misty Drive
Happy Valley, OR 97086
503-783-3800
Fax: 503-658-5214

385-17-000478-STR

www.happyvalleyor.gov

permits@happyvalleyor.gov

Permit Issued: June 22, 2017

Job Name: GALLEGOS DECK

TYPE OF WORK

Type of Work: Alteration

Category of Construction: Single Family Dwelling

Calculated Value: \$7,802.30

Description of Work: ADD 346FT DECKING, REPLACE DECKING & RAILING ON 140FT.

JOB SITE INFORMATION

Property Address:

14216 SE Vista Heights St,
Happy Valley, OR 97086

Parcel:

Owner: SCOTT & WENDY GALLEGOS

Address: 14216 SE VISTA HEIGHTS
ST
HAPPY VALLEY OR 97086

LICENSED PROFESSIONAL INFORMATION

Business Name

DAVID DOUGLAS MCGREGOR

License

CCB

License Nbr

199028

Phone

503-314-5948

INSPECTIONS - Additional inspections may be required through the life of the project.

The list of inspections below represents the minimum inspections recommended for this project at the time of permit printing.

1110 Footing

1260 Framing

1999 Final Building

Schedule Inspections online at www.buildingpermits.oregon.gov or by calling: 1-888-299-2821

When calling for an inspection, use **IVR Number: 385099865282**

OR search "ePermitting" at the Apple App Store to download the **Oregon ePermitting Inspection App** for iOS.

OR search "ePermitting" at the Android App Store to download the **Oregon ePermitting Inspection App** for Android.

PERMIT FEES - Permit fees may change after staff review

<u>Fee Description</u>	<u>Quantity</u>	<u>Amount</u>
Structural plan review fee		\$84.11
Structural building permit fee		\$129.40
Planning review fee - single-family detached and attached, duplex and trip		\$105.00
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$15.53
Total Fees:		\$334.04

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agencies policy.

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Building Permit

Residential Structural

CITY OF HAPPY VALLEY

16000 SE Misty Drive
Happy Valley, OR 97086
503-783-3800
Fax: 503-658-5214

385-17-000485-STR

www.happyvalleyor.gov

permits@happyvalleyor.gov

Permit Issued: June 26, 2017

Job Name: 34' X 30' DECK COVER

TYPE OF WORK

Type of Work: Alteration
Submitted Value: \$45,992.00

Category of Construction: Single Family Dwelling
Description of Work: 34' X 30' DECK COVER

JOB SITE INFORMATION

Property Address:
11161 SE Idleman Rd, Happy
Valley, OR 97086

Parcel:
12E27CD01100 - Primary

Owner: YEADON STEVEN W & LORA
Address: LEA

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Nbr	Phone
SEE PROPERTY OWNER INFORMATION	Owner (Property)	OWNER	

INSPECTIONS - Additional inspections may be required through the life of the project.

The list of inspections below represents the minimum inspections recommended for this project at the time of permit printing.

1110 Footing 1260 Framing 1999 Final Building

Schedule Inspections online at www.buildingpermits.oregon.gov or by calling: 1-888-299-2821

When calling for an inspection, use **IVR Number: 385008833420**

OR search "ePermitting" at the Apple App Store to download the **Oregon ePermitting Inspection App** for iOS.

OR search "ePermitting" at the Android App Store to download the **Oregon ePermitting Inspection App** for Android.

PERMIT FEES - Permit fees may change after staff review

Fee Description	Quantity	Amount
Structural plan review fee		\$319.38
Structural building permit fee		\$491.35
Planning review fee - single-family detached and attached, duplex and trip		\$105.00
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$58.96
Total Fees:		\$974.69

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agencies policy.

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Building Permit

Commercial Structural

CITY OF HAPPY VALLEY

16000 SE Misty Drive
Happy Valley, OR 97086
503-783-3800
Fax: 503-658-5214

385-16-001318-STR

www.happyvalleyor.gov

permits@happyvalleyor.gov

Permit Issued: June 07, 2017

Job Name: MISTY RIDGE APARTMENTS

TYPE OF WORK

Type of Work: New
Submitted Value: \$178,890.00
Category of Construction: Commercial
Description of Work: CLUBHOUSE - 1500 SF SINGLE STORY - MISTY RIDGE APARTMENTS

JOB SITE INFORMATION

Property Address: 12846 SE 157th Ave
Clubhouse, Happy Valley, OR 97086-
Parcel: 22E01A00700
Owner: GRAMOR DEVELOPMENT INC
/ SUNNYSIDE 172ND LLC
Address: 19767 SW 72ND AVE, SUITE 100
TUALATIN OR 97068

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Nbr	Phone
ROBERTSON & OLSON CONSTRUCTION INC	CCB	108300	360-699-4724

INSPECTIONS - Additional inspections may be required through the life of the project.

The list of inspections below represents the minimum inspections recommended for this project at the time of permit printing.

1110 Footing	1120 Foundation	1130 Foundation Wall/Rebar
1150 Slab/Flatwork	1160 UFER Ground	1195 Structural Concrete
1240 Reinforcing Steel	1260 Framing	1430 Insulation Wall
1440 Insulation Ceiling	1520 Interior Shearwall	1530 Exterior Shearwall
1550 Firewall	1999 Final Building	

Schedule Inspections online at www.buildingpermits.oregon.gov or by calling: 1-888-299-2821

When calling for an inspection, use **IVR Number: 385035220734**

OR search "ePermitting" at the Apple App Store to download the **Oregon ePermitting Inspection App** for iOS.

OR search "ePermitting" at the Android App Store to download the **Oregon ePermitting Inspection App** for Android.

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agencies policy.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the center. (Note: the telephone number for the Oregon Utility Notification Center is (503) 232-1987).

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010.



Building Permit

Commercial Structural

CITY OF HAPPY VALLEY

16000 SE Misty Drive
Happy Valley, OR 97086
503-783-3800
Fax: 503-658-5214

385-17-000441-STR

www.happyvalleyor.gov

permits@happyvalleyor.gov

Permit Issued: June 02, 2017

Job Name: CITY HALL - 3 NEW OFFICES

TYPE OF WORK

Type of Work: Tenant Improvement

Category of Construction: Commercial

Submitted Value: \$59,392.00

Description of Work: 3 NEW OFFICES - CITY HALL

JOB SITE INFORMATION

Property Address:

16000 SE Misty Dr, Happy Valley, OR 97086-4288

Parcel:

22E01A 00800 - Primary

Owner:

CITY OF HAPPY VALLEY

Address:

LICENSED PROFESSIONAL INFORMATION

Business Name

ROBERT TODD CONSTRUCTION INC

License

CCB

License Nbr

98517

Phone

503-653-5704

INSPECTIONS - Additional inspections may be required through the life of the project.

The list of inspections below represents the minimum inspections recommended for this project at the time of permit printing.

1260 Framing

1600 Ceiling Grid

1999 Final Building

Schedule Inspections online at www.buildingpermits.oregon.gov or by calling: 1-888-299-2821

When calling for an inspection, use **IVR Number: 385014430923**

OR search "ePermitting" at the Apple App Store to download the **Oregon ePermitting Inspection App** for iOS.

OR search "ePermitting" at the Android App Store to download the **Oregon ePermitting Inspection App** for Android.

PERMIT FEES - Permit fees may change after staff review

<u>Fee Description</u>	<u>Quantity</u>	<u>Amount</u>
Structural plan review fee		\$376.90
Structural building permit fee		\$579.85
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$69.58
Total Fees:		\$1,026.33

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Building Permit

Commercial Structural

CITY OF HAPPY VALLEY

16000 SE Misty Drive
Happy Valley, OR 97086
503-783-3800
Fax: 503-658-5214

385-17-000452-STR

www.happyvalleyor.gov

permits@happyvalleyor.gov

Permit Issued: June 20, 2017

Job Name: SUNNYSIDE VILLAGE

TYPE OF WORK

Type of Work: Tenant Improvement
Submitted Value: \$25,000.00

Category of Construction: Commercial
Description of Work: DEMISING WALLS FOR FUTURE TI - SUNNYSIDE VILLAGE

JOB SITE INFORMATION

Property Address:
14638 SE Sunnyside Rd, Happy
Valley, OR 97015-6401

Parcel:

Owner: ROIC

Address: 21420 SALAMO ROAD
WEST LINN OR 97068

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Nbr	Phone
MICHAEL A WRENN	CCB	79282	503-680-8800

INSPECTIONS - Additional inspections may be required through the life of the project.

The list of inspections below represents the minimum inspections recommended for this project at the time of permit printing.

1150 Slab/Flatwork	1260 Framing	1600 Ceiling Grid
1999 Final Building		

Schedule Inspections online at www.buildingpermits.oregon.gov or by calling: 1-888-299-2821

When calling for an inspection, use **IVR Number: 385066520572**

OR search "ePermitting" at the Apple App Store to download the **Oregon ePermitting Inspection App** for iOS.

OR search "ePermitting" at the Android App Store to download the **Oregon ePermitting Inspection App** for Android.

PERMIT FEES - Permit fees may change after staff review

Fee Description	Quantity	Amount
Structural plan review fee		\$206.77
Structural building permit fee		\$318.10
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$38.17
Total Fees:		\$563.04

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